



## **Order under Section 69 Residential Tenancies Act, 2006**

**Citation:** Dean Avenue Residences Inc v Nagulesvaran, 2023 ONLTB 57690

**Date:** 2023-08-22

**File Number:** LTB-L-024423-23

**In the matter of:** 49, 477 Dean Avenue Oshawa  
ON L1H3E4

**Between:** Dean Avenue Residences Inc Landlord

**And**

Navee Nagulesvaran and Madison Fox Tenants

Dean Avenue Residences Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Navee Nagulesvaran and Madison Fox (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on August 3, 2023. The Landlord's legal representative Nancy Olympia attended the hearing. As of 10:15 am, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

### **Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Nonpayment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,175.80. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$71.53. This amount is calculated as follows: \$2,175.80 x 12, divided by 365 days.

5. The Tenants paid \$800.00 to the Landlord since the application was filed.
6. The rent arrears owing to August 31, 2023 are \$14,431.40.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,175.80 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$41.13 is owing to the Tenants for the period from November 1, 2022 to August 3, 2023.
10. The Landlord attempted to negotiate a repayment of the arrears with the Tenants without success. The Landlord stated a letter was included with the N4 notice sent to the Tenants which offered the Tenants the option to enter a payment plan for the arrears and who they could contact. The Landlord stated that telephone calls were made on the third or fourth day of every month since March 2023 and voicemail messages were left for the Tenants to discuss a repayment of the arrears. The Landlord stated the Tenants did not return these phone calls.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenants did not attend the hearing and have not responded the Landlord's attempts to discuss a repayment of the arrears.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
  2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
    - \$14,617.40 if the payment is made on or before August 31, 2023. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$16,793.20 if the payment is made on or before September 2, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants has paid the full amount owing as ordered plus any additional rent that became due after September 2, 2023 but before the Court Enforcement Office

(Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants does not pay the amount required to void this order the Tenants must move out of the rental unit on or before September 2, 2023**
5. If the Tenants does not void the order, the Tenants shall pay to the Landlord \$10,439.26. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$71.53 per day for the use of the unit starting August 4, 2023 until the date the Tenants moves out of the unit.
7. If the Tenants does not pay the Landlord the full amount owing on or before September 2, 2023, the Tenants will start to owe interest. This will be simple interest calculated from September 3, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before September 2, 2023, then starting September 3, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after September 3, 2023.

**August 22, 2023**

**Date Issued**

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Kimberly Parish

Member, Landlord and Tenants Board

15 Grosvenor Street, Ground Floor Toronto  
ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 3, 2024 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2023**

Rent Owing To August 31, 2023	\$15,231.40
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$800.00
<b>Total the Tenants must pay to continue the tenancy</b>	<b>\$14,617.40</b>

**B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before September 2, 2023**

Rent Owing To September 30, 2023	\$17,407.20
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$800.00
<b>Total the Tenants must pay to continue the tenancy</b>	<b>\$16,793.20</b>

**C. Amount the Tenants must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$13,270.19
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$800.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,175.80
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$41.13
<b>Total amount owing to the Landlord</b>	<b>\$10,439.26</b>
Plus daily compensation owing for each day of occupation starting August 4, 2023	\$71.53 (per day)